

PB# 89-12

**Babi Varghese (Sub.)
(Withdrawn)**

57-1-89.1

VARCHESI, BABI
(21 Lots) SUBDIVISION

#89-12

Withdrawn
10/3/91

P.B.
Appearances { 4/26/89
6/14/89
7/12/89
2/28/90
5/9/90

County File No. NWT. A. 22-89 N

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of ... Varghese Subdivision

for a Major Subdivision (21 SF units)

County Action: ... returned for Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

.....
(Date of Local Action)

.....
(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

Eng. Fee - 1928/91
\$492.50

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Eng. Fee - 10/28/91
\$492.50

General Receipt

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

10455

Received of

Town Clerk

April 11 19 89

\$ 1,875.00

One thousand Eight Hundred Seventy Five and 00/100 DOLLARS

For

4 lots @ \$150.00 - 17 lots @ 75.00

DISTRIBUTION

FUND	CODE	AMOUNT
<u>Plat #89-12</u>		
<u>CR 2918 = 25.00</u>		
<u>CR 208 = 1850.00</u>		
<u>Ed. Varghese</u>		

By

Inspector

Comptroller
Title



TECTONIC
ENGINEERING CONSULTANTS P.C.

OTHER OFFICES:
Auburn, MA (508) 832-7146
Milford, PA (717) 296-6357
Paramus, NJ (201) 843-7090
Waterbury, CT (203) 763-4334

P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10930-0447 (914) 928-6531

FAX (914) 928-9211

Mrs. Myra Mason
Planning Board Secretary
New Windsor Town Hall
555 Union Avenue
New Windsor, New York 12553

October 3, 1991

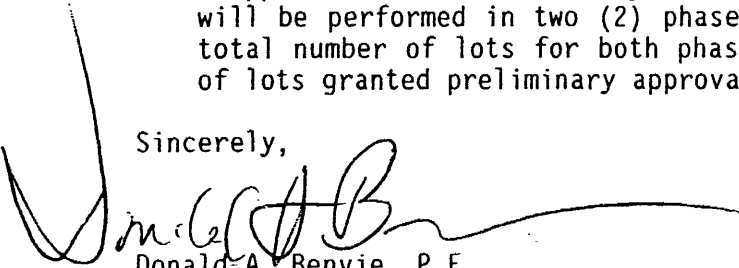
RE: W.O. 302.02
Station Road Subdivision

Dear Myra:

With regards to our recent telephone conversation, the status of the following projects is as indicated:

1. Application No. 89-12 - Varghese Subdivision, Station Road. This project should be made inactive. It is possible that another applicant will reactivate the project in the near future, but a new application will be filled out at that time, \$492.50
2. Application No. 89-18 - Washingtonville One Assoc., Station Road Subdivision. The Orange County Health Dept. is presently reviewing the project and once approval from the Health Dept. is obtained we will reappear before the Planning Board. Please be advised that the project will be performed in two (2) phases per County Health Dept. input. The total number of lots for both phases will be no greater than the number of lots granted preliminary approval from the Planning Board.

Sincerely,


Donald A. Benvie, P.E.
Principal

DAB/gj
File lecc

New York State Department of Environmental Conservation

Division of Regulatory Affairs - Region 3

21 South Putt Corners Road

New Paltz, New York 12561

(914) 255-5453

TO: Tectonic Engineering, P.C.
 P.O. Box 447, 600 RT. 32
 Highland Mills, N.Y. 10930
 Attn: Donald H. Benwie

DATE: September 8, 1989

SUBJECT: Varghese Subdivision - Town of New Windsor

We have reviewed the SEQR information for this project that was provided by the Town Planning Board. We are concerned that the EAF and plans do not indicate the presence of a portion of freshwater wetland MB-27 on the property. A permit for work within the wetland or adjacent 100 feet may be needed from DEC. However, this need for permit cannot be determined until the actual field location of the wetland as identified by DEC has been surveyed and shown on the subdivision plan (see enclosure).

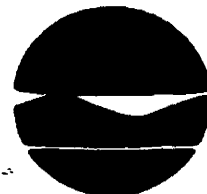
We believe this matter should be resolved as quickly as possible to avoid possible DEC objections at a later date. Please do not hesitate to contact me if you have any questions.

CC: M.E.
 SEP 11 1989

CC: M. Edsall
 Town Planning Bd.

Alec Ciesluk
 SIGNATURE
 ALEC CIESLUK

New York State Department of Environmental Conservation
21 South Platt Corners Road, New Paltz, New York 12561



Thomas C. Jorling
Commissioner

Notice to Applicants:

In order to clarify and explain the meaning of the freshwater wetland boundary depicted on the development plan, the Department requests that the following note be incorporated onto the plans:

"Any proposed construction, grading, filling, excavating, clearing or other regulated activity within the freshwater wetland or adjacent 100 feet requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work."

In addition to the above, you should be aware that if a freshwater wetlands permit is ultimately issued for your project it may contain a special condition requiring that the deed for each lot or parcel contain a restriction as written below:

"For as long as any portion of the property described in this deed is subject to regulation under Article 24 (the Freshwater Wetlands Act) of the Environmental Conservation Law of the State of New York (ECL), there shall be no construction, grading, filling, excavating, clearing or other regulated activity as defined by Article 24 of the Environmental Conservation Law on this property within the freshwater wetland area or 100 foot adjacent area as shown on the Final Subdivision Plat at any time without having first secured the necessary permission and permit required pursuant to the above noted Article 24. This restriction shall bind the Grantee's, their successors and assigns and shall be expressly set forth in all subsequent deeds to this property."

You will be advised of all conditions and requirements at the time of permit issuance. Thank you.

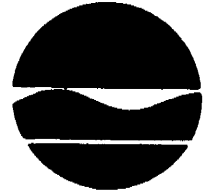
2/88

Division of Regulatory Affairs
Telephone (914) 255-5453

SEP 11 1988

New York State Department of Environmental Conservation

21 South Putt Corners Road, New Paltz, NY 12561
(914) 255-5453



Thomas C. Jorling
Commissioner

DELINEATING AND SURVEYING FRESHWATER WETLAND BOUNDARIES

1. The purpose of the delineation of freshwater wetlands boundary is to provide the landowner with a precise identification of the regulated wetland area and its adjacent area in order to aid in the planning and design of projects which may affect the wetland resource.
2. DEC staff delineate freshwater wetland boundaries on various types and sizes of parcels (from individual residential lots to large commercial development sites). Staff attempts to comply with all reasonable requests which demonstrate a good cause. This wetland delineation is a free service and may be obtained by calling the following staff at (914)255-5453:

Mr. Joseph Steele - Dutchess, Putnam, Westchester &
Rockland Counties

Mr. Lance Kolts - Orange & Sullivan Counties

Mr. Joel Hermes - Ulster County

3. In general, DEC requires that sponsors of development projects retain licensed engineers or surveyors to accurately plot the delineated wetland boundary on project plans. Such surveys may not be needed, however, for very small projects, inquiries of a general nature, and certain land sales. This can be ascertained by contacting the appropriate staff person as listed above.

- a. When providing plans for DEC certification the following must appear in an appropriate manner:

The freshwater wetland boundary as represented on these plans accurately depicts the limits of Freshwater Wetland _____ as delineated by DEC staff.

DEC Staff

Surveyor/Engineer

Seal

Title

Date of Field Survey

Date Flagged

Delineating and Surveying Freshwater Wetland Boundaries
Page 2

- b. In addition to the accurate identification of the freshwater wetland boundary, the limit of the 100 foot adjacent area must also be plotted on development plans and surveys.
 - c. Appropriate plan notes should be added as follows: "Any proposed construction, grading, filling, excavating, clearing or other regulated activity within the freshwater wetland or adjacent 100 feet requires a permit from the NYS Department of Environmental Conservation under Article 24 of the Environmental Conservation Law (Freshwater Wetlands Act) prior to commencement of work."
4. As many copies of the approved map surveys will be signed by DEC staff person as requested by owner/agent with one copy being retained by DEC as a file copy. The signature and seal of the surveyor must be present prior to requesting DEC certification.



Department of Health

LOUIS HEIMBACH
County Executive

SALLY FAITH DORFMAN, M.D., M.S.H.S.A.
Commissioner of Health

June 27, 1989

RE: Varghese Subdivision
Town of New Windsor

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, NY 12550

Attention: Mark Edsall, P.E.

Gentlemen:

We concur in your Board being the Lead Agency for this project.

As you are aware, the realty subdivision will have to receive our review and approval prior to the granting of final approval by the Planning Board.

Are the proposed roads shown on the west side of Station Road on property that belongs to Varghese and/or parties acting in concert? Or, is this property a completely separate entity?

Very truly yours,

M. J. Schleifer, P.E.
Assistant Commissioner

MJS:dlb

cc: File



Louis Holmbeck
County Executive

**Department of Planning
& Development**

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ADVISORY REPORT

Date July 26, 1989

Dept. of P & D NWT A22-89 N

County I.D. No. 57-1-89.1

Referred by: Town of New Windsor Planning Board

Applicant Varghese Subdivision

Proposed Action Major Subdivision (21 SF units)

Location Station Road

As requested, we have reviewed the above and report as follows:

There are no major planning problems and/or issues to bring to your attention.
No County action is required.

Cheryl Mergo
Reviewer

CC: M.E.
7/28/89

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project Varghese Subdivision
2. Name of Applicant Babi Varghese Phone 914-782-6532
Address 14 Woodcock Road, Monroe, New York 10950
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record same Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan Tectonic Engineering, PC Phone 914-928-6531
Address 600 Route 32, PO BOX 447, Highland Mills, NY 10930
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney _____ Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the east side of Station Road
(Street)
feet directly north of Erie Lackawanna
(Direction)
of Railroad
(Street)
7. Acreage of Parcel 31.757 Ac 8. Zoning District R-1
9. Tax Map Designation: Section 57 Block 1 Lot 89.1
10. This application is for 21 Lot Subdivision
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? no

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____

(Official Title)

of the Corporation which is the Owner in fee of the premises described in the foregoing application and that he has authorized _____ to make the foregoing application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

14 day of MARCH 1989

Rita M. Fischer
Notary Public

R. J. [Signature]
(Owner's Signature)

R. J. [Signature]
(Applicant's Signature)

(Title)

RITA M. FISCHER
Notary Public, State of New York
Qualified in Orange County
No. 4627661
Commission Expires Jan. 31, 1991

REV. 3-87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

Babi Varghese, deposes and says that he
resides at 14 Woodcock Road, Monroe, New York 10950
(Owner's Address)

in the County of Orange

and State of New York

and that he is the owner in fee of Tax Map Designation

Sec. 57, Block 1, Lot 89.1

which is the premises described in the foregoing application and
that he has authorized Tectonic Engineering, P.C.
to make the foregoing application as described therein.

Date: 3-14-89

Babi Varghese
(Owner's Signature)

Michael J. Jara
(Witness' Signature)

**State Environmental Quality Review
FULL ENVIRONMENTAL ASSESSMENT FORM**

Purpose: The full EAF is designed to help applicants and agencies determine, in an orderly manner, whether a project or action may be significant. The question of whether an action may be significant is not always easy to answer. Frequently, there are aspects of a project that are subjective or unmeasurable. It is also understood that those who determine significance may have little or no formal knowledge of the environment or may be technically expert in environmental analysis. In addition, many who have knowledge in one particular area may not be aware of the broader concerns affecting the question of significance.

The full EAF is intended to provide a method whereby applicants and agencies can be assured that the determination process has been orderly, comprehensive in nature, yet flexible to allow introduction of information to fit a project or action.

Full EAF Components: The full EAF is comprised of three parts:

- Part 1:** Provides objective data and information about a given project and its site. By identifying basic project data, it assists a reviewer in the analysis that takes place in Parts 2 and 3.
- Part 2:** Focuses on identifying the range of possible impacts that may occur from a project or action. It provides guidance as to whether an impact is likely to be considered small to moderate or whether it is a potentially-large impact. The form also identifies whether an impact can be mitigated or reduced.
- Part 3:** If any impact in Part 2 is identified as potentially-large, then Part 3 is used to evaluate whether or not the impact is actually important.

DETERMINATION OF SIGNIFICANCE—Type 1 and Unlisted Actions

Identify the Portions of EAF completed for this project: ☒ Part 1 ☐ Part 2 ☐ Part 3

Upon review of the information recorded on this EAF (Parts 1 and 2 and 3 if appropriate), and any other supporting information, and considering both the magnitude and importance of each impact, it is reasonably determined by the lead agency that:

- ☐ A. The project will not result in any large and important impact(s) and, therefore, is one which will not have a significant impact on the environment, therefore a **negative declaration will be prepared.**
- ☐ B. Although the project could have a significant effect on the environment, there will not be a significant effect for this Unlisted Action because the mitigation measures described in PART 3 have been required, therefore a **CONDITIONED negative declaration will be prepared.***
- ☐ C. The project may result in one or more large and important impacts that may have a significant impact on the environment, therefore a **positive declaration will be prepared.**

* A Conditioned Negative Declaration is only valid for Unlisted Actions

VARGHESE SUBDIVISION - STATION ROAD

Name of Action

New Windsor Planning Board

Name of Lead Agency

Carl Scheifer

Print or Type Name of Responsible Officer in Lead Agency

Planning Board Chairman

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (If different from responsible officer)

Date _____

PART 1—PROJECT INFORMATION

Prepared by Project Sponsor

NOTICE: This document is designed to assist in determining whether the action proposed may have a significant effect on the environment. Please complete the entire form, Parts A through E. Answers to these questions will be considered as part of the application for approval and may be subject to further verification and public review. Provide any additional information you believe will be needed to complete Parts 2 and 3.

It is expected that completion of the full EAF will be dependent on information currently available and will not involve new studies, research or investigation. If information requiring such additional work is unavailable, so indicate and specify each instance.

NAME OF ACTION <u>Varghese Subdivision</u>			
LOCATION OF ACTION (Include Street Address, Municipality and County) <u>Station Road, New Windsor, Orange County, New York</u>			
NAME OF APPLICANT/SPONSOR <u>Tectonic Engineering P.C.</u>			BUSINESS TELEPHONE <u>(914) 928-6531</u>
ADDRESS <u>PO Box 447, 600 Route 32</u>			
CITY/PO <u>Highland Mills,</u>			STATE <u>NY</u>
			ZIP CODE <u>10930</u>
NAME OF OWNER (If different) <u>Annamma Varhese</u>			BUSINESS TELEPHONE <u>(914) 782-6532</u>
ADDRESS <u>14 Woodcock Road</u>			
CITY/PO <u>Monroe,</u>			STATE <u>NY</u>
			ZIP CODE <u>10950</u>
DESCRIPTION OF ACTION <u>21 Lot Residential Subdivision</u>			

Please Complete Each Question—Indicate N.A. if not applicable

A. Site Description

Physical setting of overall project, both developed and undeveloped areas.

1. Present land use: ☐ Urban ☐ Industrial ☐ Commercial ☐ Residential (suburban) ☒ Rural (non-farm)
☐ Forest ☐ Agriculture ☐ Other _____

2. Total acreage of project area: 31.8 acres.

APPROXIMATE ACREAGE

Meadow or Brushland (Non-agricultural) 20 acres

Forested 11 acres

Agricultural (Includes orchards, cropland, pasture, etc.) _____ acres

Wetland (Freshwater or tidal as per Articles 24, 25 of ECL) _____ acres

Water Surface Area _____ acres

Unvegetated (Rock, earth or fill) _____ acres

Roads, buildings and other paved surfaces _____ acres

Other (Indicate type) lawn _____ acres

PRESENTLY

AFTER COMPLETION

12.5 acres

6 acres

_____ acres

_____ acres

_____ acres

_____ acres

2.5 acres

10.8 acres

3. What is predominant soil type(s) on project site? Mardian Gravels and Silts

- a. Soil drainage: ☒ Well drained 20 % of site ☐ Moderately well drained 60 % of site
☐ Poorly drained 20 % of site

- b. If any agricultural land is involved, how many acres of soil are classified within soil group 1 through 4 of the NYS Land Classification System? _____ acres. (See 1 NYCRR 370).

4. Are there bedrock outcroppings on project site? ☐ Yes ☒ No

- a. What is depth to bedrock? greater than 8 (in feet)

5. Approximate percentage of proposed project site with slopes: ☐ 0-10% 60 % ☐ 10-15% 35 %
☐ 15% or greater 5 %
6. Is project substantially contiguous to, or contain a building, site, or district, listed on the State or the National Registers of Historic Places? ☐ Yes ☒ No
7. Is project substantially contiguous to a site listed on the Register of National Natural Landmarks? ☐ Yes ☒ No
8. What is the depth of the water table? 8 (in feet)
9. Is site located over a primary, principal, or sole source aquifer? ☐ Yes ☒ No
10. Do hunting, fishing or shell fishing opportunities presently exist in the project area? ☐ Yes ☒ No
11. Does project site contain any species of plant or animal life that is identified as threatened or endangered?
☐ Yes ☒ No According to _____
Identify each species _____
12. Are there any unique or unusual land forms on the project site? (i.e., cliffs, dunes, other geological formations)
☐ Yes ☒ No Describe _____
13. Is the project site presently used by the community or neighborhood as an open space or recreation area?
☐ Yes ☒ No If yes, explain _____
14. Does the present site include scenic views known to be important to the community?
☐ Yes ☒ No
15. Streams within or contiguous to project area: none
a. Name of Stream and name of River to which it is tributary _____
16. Lakes, ponds, wetland areas within or contiguous to project area:
a. Name _____ b. Size (In acres) _____
17. Is the site served by existing public utilities? ☒ Yes ☐ No
a) If Yes, does sufficient capacity exist to allow connection? ☒ Yes ☐ No
b) If Yes, will improvements be necessary to allow connection? ☒ Yes ☐ No
18. Is the site located in an agricultural district certified pursuant to Agriculture and Markets Law, Article 25-AA, Section 303 and 304? ☐ Yes ☒ No
19. Is the site located in or substantially contiguous to a Critical Environmental Area designated pursuant to Article 8 of the ECL, and 6 NYCRR 617? ☐ Yes ☒ No
20. Has the site ever been used for the disposal of solid or hazardous wastes? ☐ Yes ☒ No

B. Project Description

1. Physical dimensions and scale of project (fill in dimensions as appropriate)
- Total contiguous acreage owned or controlled by project sponsor 31.8 acres.
 - Project acreage to be developed: 31.8 acres initially; 31.8 acres ultimately.
 - Project acreage to remain undeveloped 0 acres.
 - Length of project, in miles: N/A (If appropriate)
 - If the project is an expansion, indicate percent of expansion proposed N/A %;
 - Number of off-street parking spaces existing N/A; proposed N/A.
 - Maximum vehicular trips generated per hour 15 (upon completion of project)?
 - If residential: Number and type of housing units:

	One Family	Two Family	Multiple Family	Condominium
Initially	<u>21</u>			
Ultimately	<u>21</u>			
 - Dimensions (in feet) of largest proposed structure 30 height; 30 width; 60 length.
 - Linear feet of frontage along a public thoroughfare project will occupy is? 550 ft.

2. How much natural material (i.e., rock, earth, etc.) will be removed from the site? 0 tons/cubic yards
3. Will disturbed areas be reclaimed? ☐ Yes ☐ No ☒ N/A
- a. If yes, for what intended purpose is the site being reclaimed? _____
- b. Will topsoil be stockpiled for reclamation? ☒ Yes ☐ No
- c. Will upper subsoil be stockpiled for reclamation? ☒ Yes ☐ No
4. How many acres of vegetation (trees, shrubs, ground covers) will be removed from site? 0 acres.
5. Will any mature forest (over 100 years old) or other locally-important vegetation be removed by this project? ☐ Yes ☒ No
6. If single phase project: Anticipated period of construction 18 months, (including demolition).
7. If multi-phased:
- a. Total number of phases anticipated _____ (number).
- b. Anticipated date of commencement phase 1 _____ month _____ year, (including demolition).
- c. Approximate completion date of final phase _____ month _____ year.
- d. Is phase 1 functionally dependent on subsequent phases? ☐ Yes ☐ No
8. Will blasting occur during construction? ☐ Yes ☒ No
9. Number of jobs generated: during construction 25; after project is complete 0.
10. Number of jobs eliminated by this project 0.
11. Will project require relocation of any projects or facilities? ☐ Yes ☒ No If yes, explain _____
12. Is surface liquid waste disposal involved? ☐ Yes ☒ No
- a. If yes, indicate type of waste (sewage, industrial, etc.) and amount _____
- b. Name of water body into which effluent will be discharged _____
13. Is subsurface liquid waste disposal involved? ☒ Yes ☐ No Type sewage
14. Will surface area of an existing water body increase or decrease by proposal? ☐ Yes ☒ No
Explain _____
15. Is project or any portion of project located in a 100 year flood plain? ☐ Yes ☒ No
16. Will the project generate solid waste? ☒ Yes ☐ No
- a. If yes, what is the amount per month 10 tons
- b. If yes, will an existing solid waste facility be used? ☒ Yes ☐ No
- c. If yes, give name Orange County Landfill; location Goshen, NY
- d. Will any wastes not go into a sewage disposal system or into a sanitary landfill? ☐ Yes ☒ No
- e. If Yes, explain _____
17. Will the project involve the disposal of solid waste? ☐ Yes ☒ No
- a. If yes, what is the anticipated rate of disposal? _____ tons/month.
- b. If yes, what is the anticipated site life? _____ years.
18. Will project use herbicides or pesticides? ☐ Yes ☒ No
19. Will project routinely produce odors (more than one hour per day)? ☐ Yes ☒ No
20. Will project produce operating noise exceeding the local ambient noise levels? ☐ Yes ☒ No
21. Will project result in an increase in energy use? ☒ Yes ☐ No
If yes, indicate type(s) electricity
22. If water supply is from wells, indicate pumping capacity 5 gallons/minute.
23. Total anticipated water usage per day 12,600 gallons/day.
24. Does project involve Local, State or Federal funding? ☐ Yes ☒ No
If Yes, explain _____

25. Approvals Required:

Type

Submittal
Date

City, Town, Village Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, Town, Village Planning Board	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>Town Planning board</u>	<u>3/13/89</u>
City, Town Zoning Board	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
City, County Health Department	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<u>County Health Dept.</u>	<u>9/89</u>
Other Local Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Other Regional Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
State Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____
Federal Agencies	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	_____	_____

C. Zoning and Planning Information1. Does proposed action involve a planning or zoning decision? ☐Yes ☒No

If Yes, indicate decision required:

☐zoning amendment ☐zoning variance ☐special use permit ☐subdivision ☐site plan☐new/revision of master plan ☐resource management plan ☐other _____2. What is the zoning classification(s) of the site? R1

3. What is the maximum potential development of the site if developed as permitted by the present zoning?

30 Lots4. What is the proposed zoning of the site? R1

5. What is the maximum potential development of the site if developed as permitted by the proposed zoning?

30 Lots6. Is the proposed action consistent with the recommended uses in adopted local land use plans? ☒Yes ☐No

7. What are the predominant land use(s) and zoning classifications within a ¼ mile radius of proposed action?

residential8. Is the proposed action compatible with adjoining/surrounding land uses within a ¼ mile? ☒Yes ☐No9. If the proposed action is the subdivision of land, how many lots are proposed? 21a. What is the minimum lot size proposed? 1 Acre10. Will proposed action require any authorization(s) for the formation of sewer or water districts? ☐Yes ☒No11. Will the proposed action create a demand for any community provided services (recreation, education, police, fire protection)? ☒Yes ☐Noa. If yes, is existing capacity sufficient to handle projected demand? ☒Yes ☐No12. Will the proposed action result in the generation of traffic significantly above present levels? ☐Yes ☒Noa. If yes, is the existing road network adequate to handle the additional traffic? ☐Yes ☐No**D. Informational Details**

Attach any additional information as may be needed to clarify your project. If there are or may be any adverse impacts associated with your proposal, please discuss such impacts and the measures which you propose to mitigate or avoid them.

E. Verification

I certify that the information provided above is true to the best of my knowledge.

Applicant/Sponsor Name Tectonic Engineering Consultants P.C. Date 3-13-89Signature Don H. Ben Title Principal

If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment.

Part 2—PROJECT IMPACTS AND THEIR MAGNITUDE

Responsibility of Lead Agency

General Information (Read Carefully)

- In completing the form the reviewer should be guided by the question: Have my responses and determinations been **reasonable**? The reviewer is not expected to be an expert environmental analyst.
- Identifying that an impact will be potentially large (column 2) does not mean that it is also necessarily **significant**. Any large impact must be evaluated in PART 3 to determine significance. Identifying an impact in column 2 simply asks that it be looked at further.
- The **Examples** provided are to assist the reviewer by showing types of impacts and wherever possible the threshold of magnitude that would trigger a response in column 2. The examples are generally applicable throughout the State and for most situations. But, for any specific project or site other examples and/or lower thresholds may be appropriate for a Potential Large Impact response, thus requiring evaluation in Part 3.
- The impacts of each project, on each site, in each locality, will vary. Therefore, the examples are illustrative and have been offered as guidance. They do not constitute an exhaustive list of impacts and thresholds to answer each question.
- The number of examples per question does not indicate the importance of each question.
- In identifying impacts, consider long term, short term and cumulative effects.

Instructions (Read carefully)

- Answer each of the 19 questions in PART 2. Answer **Yes** if there will be any impact.
- Maybe** answers should be considered as **Yes** answers.
- If answering **Yes** to a question then check the appropriate box (column 1 or 2) to indicate the potential size of the impact. If impact threshold equals or exceeds any example provided, check column 2. If impact will occur but threshold is lower than example, check column 1.
- If reviewer has doubt about size of the impact then consider the impact as potentially large and proceed to PART 3.
- If a potentially large impact checked in column 2 can be mitigated by change(s) in the project to a small to moderate impact, also check the **Yes** box in column 3. A **No** response indicates that such a reduction is not possible. This must be explained in Part 3.

IMPACT ON LAND

- Will the proposed action result in a physical change to the project site?

☐ NO ☐ YES

Examples that would apply to column 2

- Any construction on slopes of 15% or greater, (15 foot rise per 100 foot of length), or where the general slopes in the project area exceed 10%.
- Construction on land where the depth to the water table is less than 3 feet.
- Construction of paved parking area for 1,000 or more vehicles.
- Construction on land where bedrock is exposed or generally within 3 feet of existing ground surface.
- Construction that will continue for more than 1 year or involve more than one phase or stage.
- Excavation for mining purposes that would remove more than 1,000 tons of natural material (i.e., rock or soil) per year.
- Construction or expansion of a sanitary landfill.
- Construction in a designated floodway.
- Other impacts _____

- Will there be an effect to any unique or unusual land forms found on the site? (i.e., cliffs, dunes, geological formations, etc.) ☐ NO ☐ YES

- Specific land forms: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

3. Will proposed action affect any water body designated as protected?
(Under Articles 15, 24, 25 of the Environmental Conservation Law, ECL)

Examples that would apply to column 2

4. Will proposed action affect any non-protected existing or new body of water? ☐NO ☐YES

Examples that would apply to column 2

5. Will Proposed Action affect surface or groundwater quality or quantity? ☐ NO ☐ YES

Examples that would apply to column 2

6. Will proposed action alter drainage flow or patterns, or surface water runoff? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would change flood water flows.

7

- Proposed Action may cause substantial erosion.
- Proposed Action is incompatible with existing drainage patterns.
- Proposed Action will allow development in a designated floodway.
- Other impacts: _____

IMPACT ON AIR

7. Will proposed action affect air quality? ☐NO ☐YES

Examples that would apply to column 2

- Proposed Action will induce 1,000 or more vehicle trips in any given hour.
- Proposed Action will result in the incineration of more than 1 ton of refuse per hour.
- Emission rate of total contaminants will exceed 5 lbs. per hour or a heat source producing more than 10 million BTU's per hour.
- Proposed action will allow an increase in the amount of land committed to industrial use.
- Proposed action will allow an increase in the density of industrial development within existing industrial areas.
- Other impacts: _____

IMPACT ON PLANTS AND ANIMALS

8. Will Proposed Action affect any threatened or endangered species? ☐ NO ☐ YES

Examples that would apply to column 2

- Reduction of one or more species listed on the New York or Federal list, using the site, over or near site or found on the site.
- Removal of any portion of a critical or significant wildlife habitat.
- Application of pesticide or herbicide more than twice a year, other than for agricultural purposes.
- Other impacts: _____

9. Will Proposed Action substantially affect non-threatened or non-endangered species? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action would substantially interfere with any resident or migratory fish, shellfish or wildlife species.
- Proposed Action requires the removal of more than 10 acres of mature forest (over 100 years of age) or other locally important vegetation.

IMPACT ON AGRICULTURAL LAND RESOURCES

10. Will the Proposed Action affect agricultural land resources?
☐ NO ☐ YES

Examples that would apply to column 2

- The proposed action would sever, cross or limit access to agricultural land (includes cropland, hayfields, pasture, vineyard, orchard, etc.)

[illegible]

IMPACT ON TRANSPORTATION

14. Will there be an effect to existing transportation systems? ☐NO ☐YES

Examples that would apply to column 2

- Alteration of present patterns of movement of people and/or goods.
- Proposed Action will result in major traffic problems.
- Other impacts: _____

IMPACT ON ENERGY

15. Will proposed action affect the community's sources of fuel or energy supply? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action will cause a greater than 5% increase in the use of any form of energy in the municipality.
- Proposed Action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two family residences or to serve a major commercial or industrial use.
- Other impacts: _____

NOISE AND ODOR IMPACTS

16. Will there be objectionable odors, noise, or vibration as a result of the Proposed Action? ☐ NO ☐ YES

Examples that would apply to column 2

- Blasting within 1,500 feet of a hospital, school or other sensitive facility.
- Odors will occur routinely (more than one hour per day).
- Proposed Action will produce operating noise exceeding the local ambient noise levels for noise outside of structures.
- Proposed Action will remove natural barriers that would act as a noise screen.
- Other impacts: _____

IMPACT ON PUBLIC HEALTH

17. Will Proposed Action affect public health and safety? ☐ NO ☐ YES

Examples that would apply to column 2

- Proposed Action may cause a risk of explosion or release of hazardous substances (i.e. oil, pesticides, chemicals, radiation, etc.) in the event of accident or upset conditions, or there may be a chronic low level discharge or emission.
- Proposed Action may result in the burial of "hazardous wastes" in any form (i.e. toxic, poisonous, highly reactive, radioactive, irritating, infectious, etc.)
- Storage facilities for one million or more gallons of liquified natural gas or other flammable liquids.
- Proposed action may result in the excavation or other disturbance within 2,000 feet of a site used for the disposal of solid or hazardous waste.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
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<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

IMPACT ON GROWTH AND CHARACTER OF COMMUNITY OR NEIGHBORHOOD

18. Will proposed action affect the character of the existing community?
☐ NO ☐ YES

Examples that would apply to column 2

- The permanent population of the city, town or village in which the project is located is likely to grow by more than 5%.
- The municipal budget for capital expenditures or operating services will increase by more than 5% per year as a result of this project.
- Proposed action will conflict with officially adopted plans or goals.
- Proposed action will cause a change in the density of land use.
- Proposed Action will replace or eliminate existing facilities, structures or areas of historic importance to the community.
- Development will create a demand for additional community services (e.g. schools, police and fire, etc.)
- Proposed Action will set an important precedent for future projects.
- Proposed Action will create or eliminate employment.
- Other impacts: _____

1 Small to Moderate Impact	2 Potential Large Impact	3 Can Impact Be Mitigated By Project Change
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> Yes <input type="checkbox"/> No

19. Is there, or is there likely to be, public controversy related to potential adverse environmental impacts? ☐ NO ☐ YES

**If Any Action in Part 2 Is Identified as a Potential Large Impact or
If You Cannot Determine the Magnitude of Impact, Proceed to Part 3**

Part 3—EVALUATION OF THE IMPORTANCE OF IMPACTS

Responsibility of Lead Agency

Part 3 must be prepared if one or more impact(s) is considered to be potentially large, even if the impact(s) may be mitigated.

Instructions

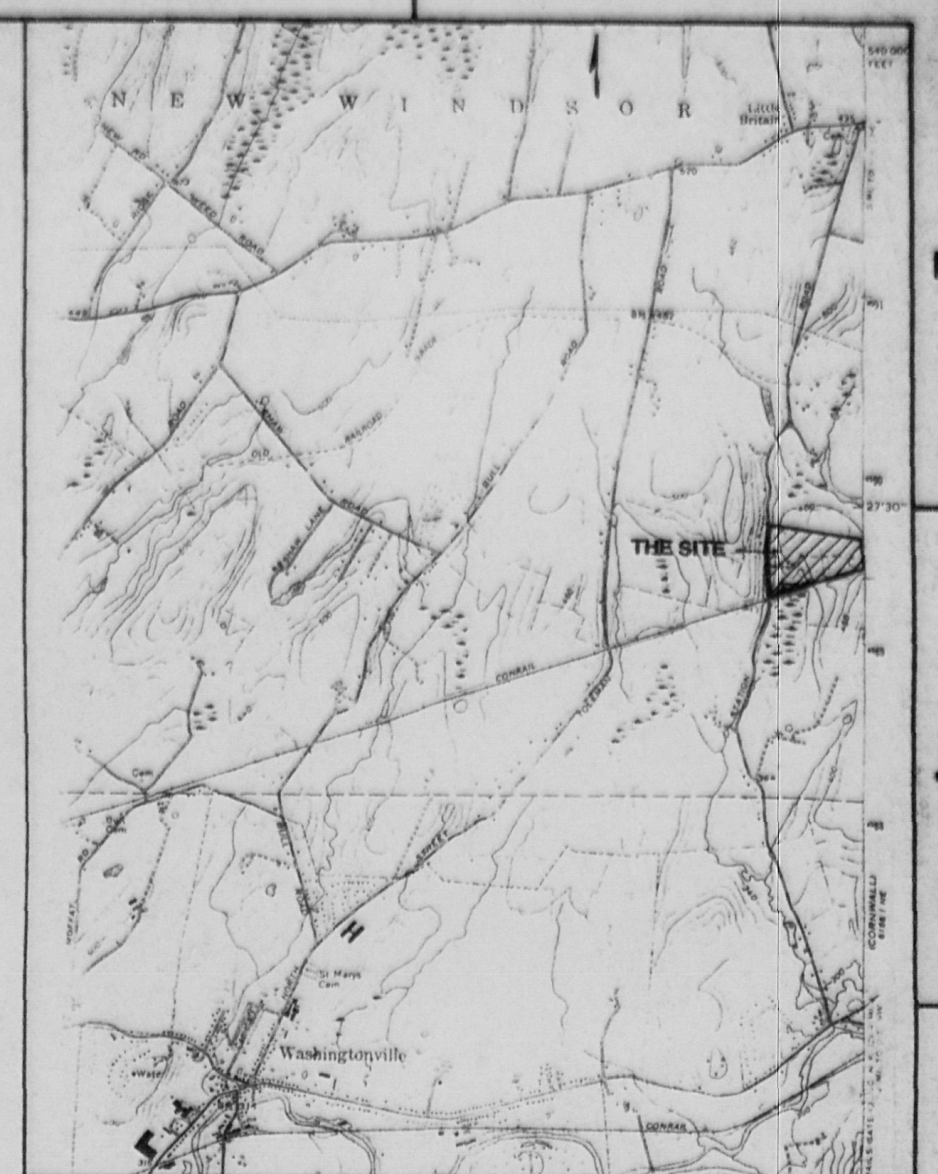
Discuss the following for each impact identified in Column 2 of Part 2:

1. Briefly describe the impact.
2. Describe (if applicable) how the impact could be mitigated or reduced to a small to moderate impact by project change(s).
3. Based on the information available, decide if it is reasonable to conclude that this impact is **important**.

To answer the question of importance, consider:

- The probability of the impact occurring
- The duration of the impact
- Its irreversibility, including permanently lost resources of value
- Whether the impact can or will be controlled
- The regional consequence of the impact
- Its potential divergence from local needs and goals
- Whether known objections to the project relate to this impact.

(Continue on attachments)



- LEGEND**
- TOP OF SLOPE
 - BOTTOM OF SLOPE
 - TEST PIT
 - PERC. TEST
 - PROPOSED WELL
 - PROPOSED DWELLING
 - PROPOSED SANITARY DISPOSAL SYSTEM

- GENERAL NOTES:**
1. Tax map designation: Section 57, Block 1, Lot 89.1
 2. Owner of Record: Annama Varghese, 14 Woodcock Road, Monroe, New York 10950
 3. Total parcel size: 42.201 Acres
 4. Total number of lots: 21
 5. No further subdivision of any lot permitted without approval of the Town of New Windsor Planning Board
 6. Boundary survey based on survey map prepared by Eustance & Horowitz, P.C., Circleville, New York, October 28, 1989
 7. Contours shown are at 2 ft. intervals
 8. All septic and well design to be performed in accordance with local and state health department requirements
 9. Lot dimensions and area are in accordance with Town of New Windsor zoning requirements
 10. Intersection of Road "A" with Station Road to be designed according to Orange County Dept. of Public Works standards

ZONING DISTRICT R1

BULK REQUIREMENTS

Description	Required	Proposed
Lot Area	1.00 Ac.	1.00 Ac.
Lot Width	125 ft	170 ft
Front Setback	45 ft	45 ft
Side/Total Setback	20/40 ft	20 ft
Rear Setback	50 ft	50 ft
Street Frontage	70 ft	170 ft
Max. Bldg Height	35 ft	35 ft
Livable Floor Area	1200 sq	4000 sq (max)
Max. Development Coverage	10 %	10 %

SUBDIVISION OF LAND FOR VARGHESE

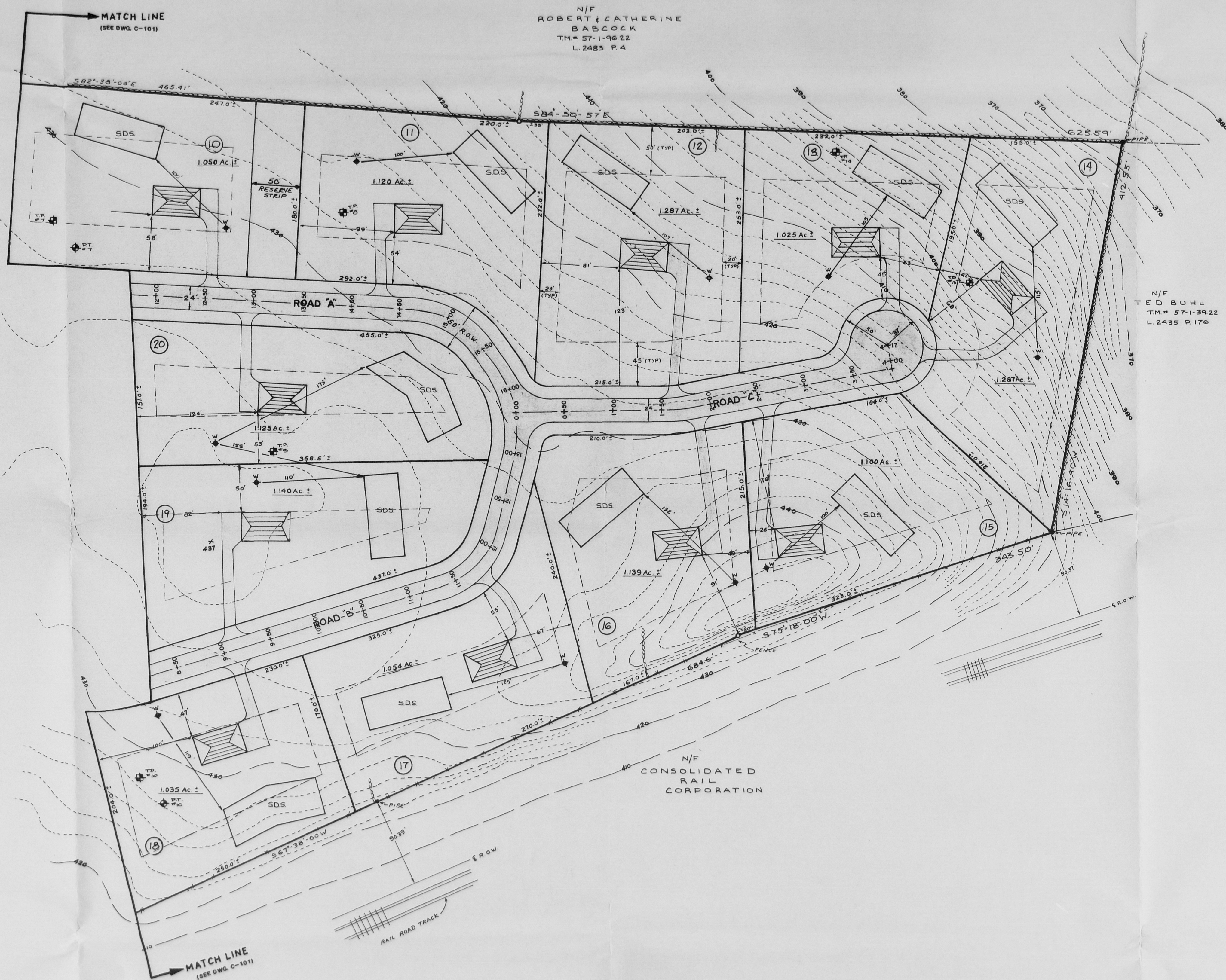
Rev. No.	Revision	Date	Drawn	Checked	Approved	Rev. No.	Revision	Date	Drawn	Checked	Approved
1	LOCATION OF ADJOINING PROPOSED ROAD ENTRANCE					1	LOCATION OF ADJOINING PROPOSED ROAD ENTRANCE				
2	LOCATION OF PERC. AND TEST PIT, PERC. AND TEST PIT					2	LOCATION OF PERC. AND TEST PIT, PERC. AND TEST PIT				
3	REVISED AS THE BULKING CONCRETE, PERC. AND TEST PIT					3	REVISED AS THE BULKING CONCRETE, PERC. AND TEST PIT				
4	APPROXIMATE LOCATION OF WETLANDS & LOCATION OF PERC. AND TEST PIT					4	APPROXIMATE LOCATION OF WETLANDS & LOCATION OF PERC. AND TEST PIT				
5	REVISED WETLAND BOUNDARY AND BUFFER, PERC. AND TEST PIT					5	REVISED WETLAND BOUNDARY AND BUFFER, PERC. AND TEST PIT				
6	ADDED RIGHT DISTANCE					6	ADDED RIGHT DISTANCE				
7	REVISED ENTRANCE ROAD AND LOT No. 1, 2, 3, 4, 5, 6, 7					7	REVISED ENTRANCE ROAD AND LOT No. 1, 2, 3, 4, 5, 6, 7				

SHEET 1 OF 3

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ENGINEERING CONSULTANTS P.C.
P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10950 (914) 928-6531

SKETCH PLAN
VARGHESE SUBDIVISION
NEW WINDSOR, N.Y.

Approved for Construction	Date	Work Order	Drawing No.	Rev.
		528.01	C-101	1



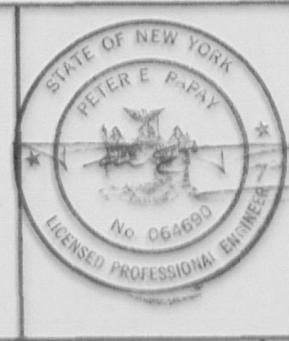
LOT NO.	TEST PIT NO.	DEPTH	DESCRIPTION	GROUND WATER LEVEL	PERC. TEST NO.	STABILIZED PERC. RATE (INCH./DAY)
1	TP-1	8'-11"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
2	TP-2	8'-14"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
3	TP-3	8'-18"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
4	TP-4	8'-11"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
5	TP-5	8'-11"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None	PT-5	14
6	TP-6	8'-13"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
7	TP-7	8'-12"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None	PT-7	29
8	TP-8	8'-11"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
9	TP-9	8'-18"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
10	TP-10	8'-13"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None	PT-10	14
11	TP-11	8'-18"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None	PT-11	13
12	TP-12	8'-12"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
13	TP-13	8'-11"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		
14	TP-14	8'-12"	Topsoil The silty, little of gravel, little of sand, trace cobbles, trace pebbles, bottom of test pit at 8 ft.	None		

SUBDIVISION OF LAND FOR VARGHESE

Rev No.	Revision	Date	Drawn	Checked	Approved	Rev No.	Revision	Date	Drawn	Checked	Approved
1	LOCATION OF PERC AND TEST SPTS. PERC (STRETCH) RESULTS.	1/20/89	WSP			2	REVISED PERC BUILDING CORRECTIONS, AND TO PERC.	1/24/89	WSP		
3	REVISED LOT NO. 10, ADDED 50' RESERVE STRIP BETWEEN LOTS 10 & 11.	7/30/89	WSP								

Drawing Control			
Purpose	Approved By	Date	Released By
Information			
Design			
Construction			

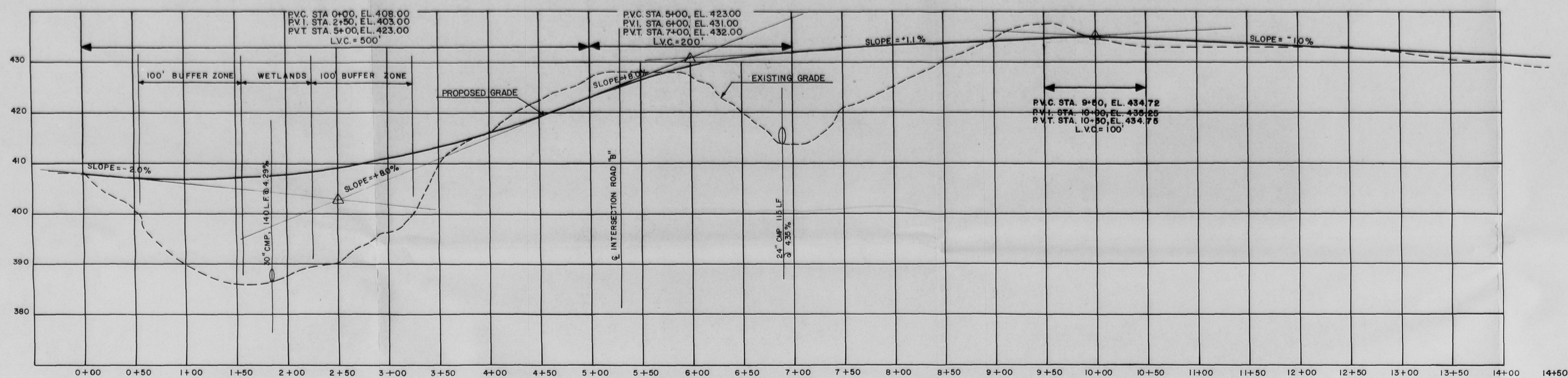
SHEET 2 OF 3



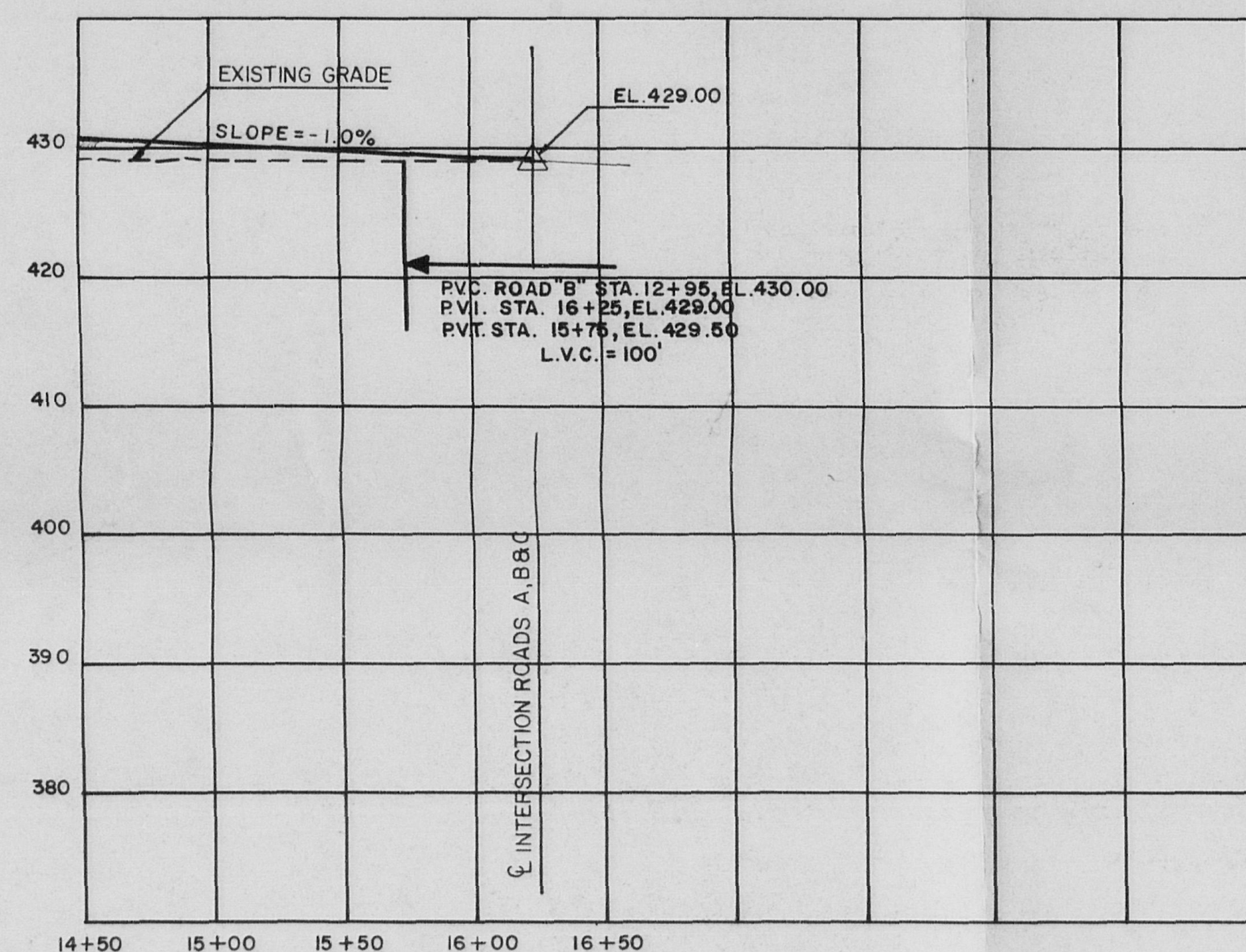
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P.O. Box 447, 600 Route 32
Highland Mills, N.Y. 10930 (914) 928-6531

SKETCH PLAN
VARGHESE SUBDIVISION
NEW WINDSOR, N.Y.

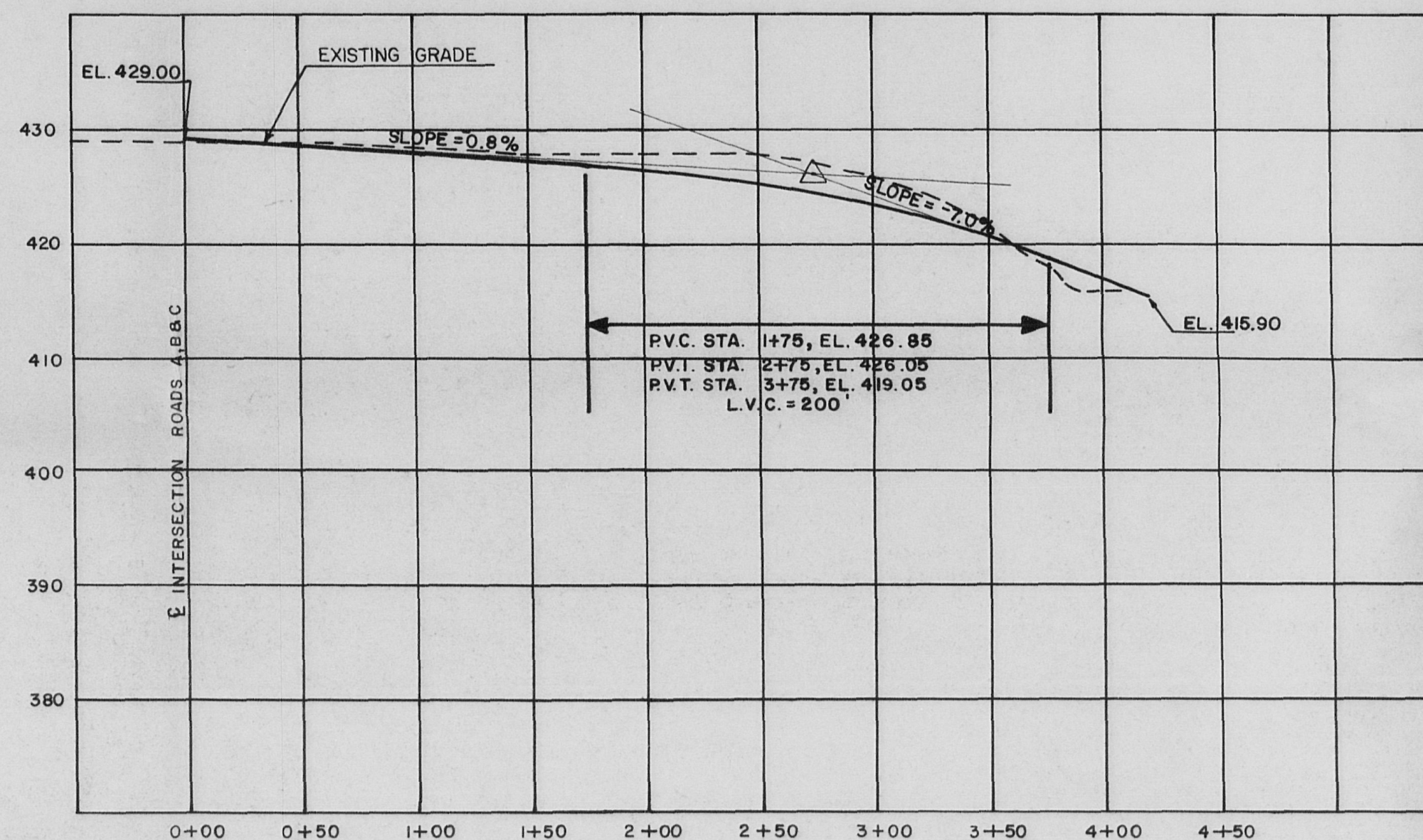
Approved for Construction	Drawn	Work Order	Drawing No.	Rev
1/20/89	WSP	526.01	C-102	3



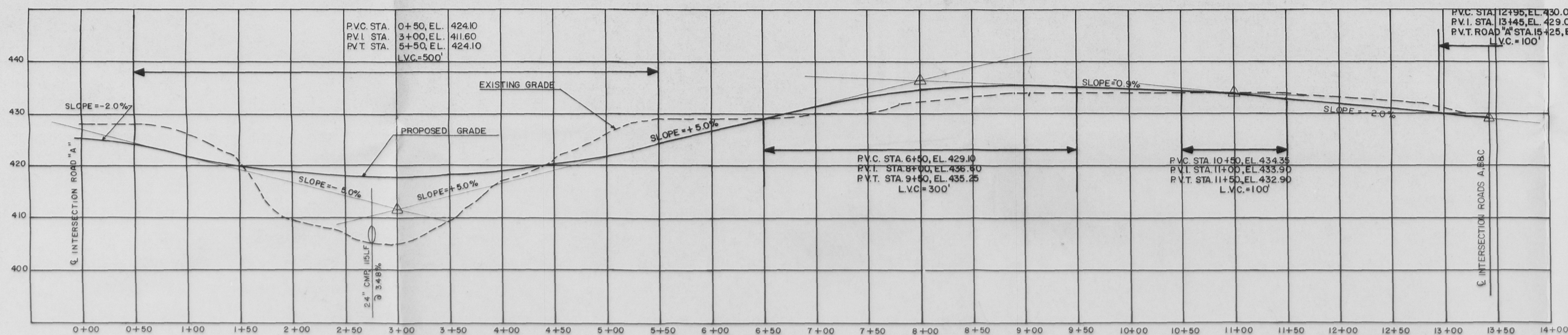
PROFILE: ROAD "A"
SCALE: VERT. = 10'
HORIZ. = 50'



PROFILE: ROAD "A" cont'd.
SCALE: VERT. = 10'
HORIZ. = 50'



PROFILE: ROAD "C"
SCALE: VERT. = 10'
HORIZ. = 50'



PROFILE: ROAD "B"
SCALE: VERT. = 10'
HORIZ. = 50'

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Highland Mills, N.Y. 10930-0447 (914) 928-6531

SHEET 3 OF 3

ROAD PROFILES

VARGHESE SUBDIVISION
NEW WINDSOR, NY

Approved for Construction: [Signature] Date: [Date] Work Order: 526.01 Drawing No: C-103 Rev: 0